



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

BUILDING AND SAFETY DIVISION

East Los Angeles District Office

5119 E. Beverly Blvd.

East Los Angeles, CA 90022

Telephone: (323) 260-3450

JAMES A. NOYES, Director

October 6, 2003

Eleno Alferez, Olegario Garcia and Maria Moreno
3271 E. Dundas St.
Los Angeles, CA 90063-2732

Dear Eleno Alferez, Olegario Garcia and Maria Moreno

Subject Property: 3271 E. Dundas St., Los Angeles

AIN: 5231-016-012

An inspection of the above-referenced Subject Property reveals that violations of the Los Angeles County Building Code (Title 26) exist, as described on the attached Notice of Violation card. A duplicate of this letter was posted on the subject property on 09/18/2003

Pursuant to Section 103.4 of Title 26, where property is determined to be in violation of any provision of Title 26, the Building Official may initiate proceedings to record a Notice of Violation against the Subject Property with the County Recorder's office.

Additionally, pursuant to Section 103.5 of Title 26, any persons that violates any provision of Title 26 shall be responsible for the costs of any and all code enforcement actions taken by the Building Official in response to such violations. Pursuant to Section 107.9 of Title 26, these costs may include (without limitation), the following:

- | | | |
|----|---|-----------------|
| 1. | For processing a 45-day notice pursuant to Section 103.4: | \$350.00 |
| 2. | For processing and recording a Notice of Violation pursuant to Section 103.4: | \$278.20 |
| 3. | For processing and recording a Rescission of Notice of Violation pursuant to Section 103.4: | \$239.20 |

These fees are based on the current fee and are subject to adjustment each fiscal year (July 1).

This notice is provided to allow you to abate (correct) the noted building code violations before the Building Official initiates proceedings to record a Notice of Violation and to avoid the assessment of any corresponding code enforcement fees to you.

If you have not obtained all necessary permits by 10/20/03 to commence and bring the Subject Property into code compliance, the Building Official will initiate proceedings to record a Notice of Violation and assess any corresponding code enforcement fees to you. Please be advised that, as part of the permit process, you may need to submit building plans for review and approval by the Building Official.

Any further information may be obtained by contacting the undersigned at

Very truly yours,

JAMES A. NOYES
Director of Public Works


MARGARET PAGAN
Senior Building Engineering Inspector

Date Mailed 10/16/03 By M. Pagan Date Posted 10/17/03 By M. Pagan



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JAMES A. NOYES, Director

NOTICE OF VIOLATION

October 6, 2003

SUBJECT PROPERTY: **3271 E. Dundas St., Los Angeles**

OWNER: **Eleno Alferez, Olegario Garcia and Maria Moreno**

THE WORK PERFORMED IS IN VIOLATION OF THE ORDINANCE(S) INDICATED BELOW:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Building Code | <input checked="" type="checkbox"/> Plumbing Code |
| <input type="checkbox"/> Mechanical Code | <input checked="" type="checkbox"/> Electrical Code |
| <input type="checkbox"/> Grading Code | <input checked="" type="checkbox"/> Zoning Code |

DESCRIPTIONS:

Section 106.1 Structure (laundry room) built without the benefit of permit or inspection.

Section 2901 Plumbing installed without the benefit of permit or inspection.

Section 106.1 Alterations in basement & attic made to the dwelling without the benefit of permit or inspection.

Section 2701 Electrical wiring in attic, basement & laundry area installed without the benefit of permit or inspection.

- ☒ **STOP ALL WORK**
- ☒ Submit plans for the cited work within 10 days to the office listed above and apply for a plan check for the required permit(s).
- ☒ Obtain permit(s) within 10 days office listed above for the cited work.
- ☒ A referral has been made to the Enforcement Section of the Department of Regional Planning.
- ☐ A referral has been made to the District Attorney's Office for Criminal Prosecution.

Issued By: Margaret Pagan

Phone: (323) 260-3450

Date Mailed 10/6/03

By M Pagan

Date Posted 10/7/03

By M Pagan



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



October 27, 2003

James E. Hartl, AICP
Director of Planning

Eleno & Maria Alferez and Olegario Garcia
3271 Dundas St
Los Angeles, CA 90063

NOTICE OF VIOLATION

Inspection File No.: EF902371

Dear Property Owner(s):

An inspection was conducted at 3271 Dundas St in East Los Angeles. This inspection disclosed the following violation(s):

- 1. An unpermitted patio is encroaching into the required rear and side yard setback areas.**

This is not a permitted use in zone R-2 and is in violation of the provisions of the Los Angeles County Zoning Ordinance, Section(s) 22.20.010, 22.20.015 and 22.20.220.

Please consider this an order to comply with the provisions of the zoning ordinance **Thirty (30) days** from the receipt of this letter. Failure to comply as requested may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a one thousand dollar fine, each day in violation constituting a separate offense. **In addition to criminal prosecution, you may be subject to a noncompliance fee of \$548 and the imposition of further administrative and collection fees totaling approximately \$1,918.**

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Jose Rubio**, please call (213) 974-6453 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
James E. Hartl, AICP, Director of Planning

Rose C. Hamilton, AICP
Supervising Regional Planner
Zoning Enforcement, Section I

RCH:JR:rp

cc: Margaret Pagan, East Los Angeles Building & Safety, E.A.B. Office

OCT 27 2003